GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Eluru Urban Development Authority (ELUDA) – Duggirala Gram Panchayat - Change of land use from Agricultural use to Residential use in R.S.No.449/3A, 3B 450/2A, 2B, 2C of Duggirala (V) & GP, Pedavegi Mandal, Eluru District to an extent of Ac.3.96 cents as applied by Sri Gopisetty Naga Satya Prakash and 4 others – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.71 Dated: 25.05.2023

Read the following:-

1. From the DTCP, AP, Guntur, Lr.Roc.No.MAU03-19022(32)/22/2022-RJDR, dt:30.05.2022.
2. Govt. Memo No.1920315/H1/2022, dt.19.12.2022.
3. From DTCP, AP, Guntur, Lr.Roc.No.19022(32)/22/2022-RJDR, dt.03.03.2023.
4. Government Memo No.138400/H1/2016, dt.15.02.2017.
5. Govt. Memo No.1920315/H1/2022, dated.22.03.2023.
6. A.P. Extraordinary Gazette No.3711, dt.23.03.2023.
7. From the VC, ELUDA, Eluru, Lr.Roc.No.138/2021/PLNG/EUDA, dt.28.04.2023.

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ORDER:-

The Draft variation to the land envisaged in Eluru Municipal Corporation General Town Planning Scheme, issued in reference 6th read above was published in Extra-ordinary Andhra Pradesh Gazette No.3711, Part-I, dated.23.03.2023. The Director of Town & Country Planning, AP, Guntur in the reference 3rd read above has submitted that the VC, ELUDA, Eluru has informed that the applicant has paid an amount of Rs.7,66,656/- towards development / conversion charges for the proposed change of land use.

2. The Vice Chairperson, ELUDA, Eluru in the reference 7th read above have published the draft variation appendix notification pertaining to above proposed change of land use in English (Hindu) and in Telugu (Sakshi) daily News Papers respectively on 12.04.2023 calling for objections/suggestions from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulated time in the matter. Hence, the draft variation is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 25.05.2023.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Y.SRILAKSHMI
SPECIAL CHEIF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.

(P.T.O.)

The Director of Town and Country Planning, AP, Mangalagiri.
The Regional Deputy Director of Town Planning, Rajahmahendravaram, E.G. District.
The Vice Chairperson, Eluru Urban Development Authority, Eluru District.
The Commissioner, Eluru Municipal Corporation, Eluru.
Copy to:
The individual through the Commissioner, Municipal Corporation, Eluru.
The District Collector, Eluru District.
Sf/Scs. (1920315/2022)

// FORWARDED :: BY :: ORDER //

P.v.s. Rao

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Eluru General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.312, MA., dated:25.07.1975 and proposed in exercise of the powers conferred by clause under Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act No.5 of 2016) is hereby published as required by sub-section (4) of the said section.

VARIATION

The site, in R.S.No.449/3A,3B, 450/2A, 450/2B and 450/2C of Duggirala (Village & GP), Pedavegi Mandal, Eluru District to an extent of Ac.3.96 cents (Agricultural use to Residential use) and the boundaries of which are shown in the schedule hereunder and which is earmarked for Agricultural land use in the General Town Planning Scheme (Master plan) of Eluru sanctioned in G.O.Ms.No.312, MA., Dated:25.07.1975 is now designated for Residential use by variation of change of land use based on the Council Resolution No.41, dt:18.01.2021 as marked "A to I" (Agricultural use to Residential use) in the revised part proposed land use Map G.T.P.No.01/2023/R available in the Eluru Urban Development Authority, subject to the following conditions that:

1. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
2. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

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5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Agricultural land in R.S.No.452

East : Existing 60'-0" wide Road.

South : House plots in R.S.No.450 Part.

West : House plots in R.S.No.450 Part

Y.SRILAKSHMI
SPECIAL CHEIF SECRETARY TO GOVERNMENT

P.v.s.Lavanya

SECTION OFFICER